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APPENDIX

CITY OF MIAMI BEACH

APPLICATION FOR BUILDING PERMIT

78395 FEE 26,273.92

Application is hereby made for the approval of the drafted statement of the plans and specifications herewith submitted for the building or other structure hereinafter described. This application is made in compliance and conformity with the Building and Zoning Ordinances of the City of Miami Beach, Florida, which are a part of Ordinance No. 1000 entitled "An Ordinance Regulating and Restricting the Height, Number of Stories and Size of Buildings and Other Structures, the Percentage of Lot That May Be Occupied, the Size of Yards, Courts and Other Open Spaces, the Density of Population, and the Location and Use of Buildings, Structures and Land for Trade, Industry, Residence or Other Purposes in the Municipality of Miami Beach, Florida, Establishing a Board of Adjustment, Providing for the Enforcement of This Ordinance and Prescribing Penalties for the Violation Thereof," passed and adopted January 23, 1929, embracing Ordinance No. 1343 approved September 18, 1929, and Ordinance No. 2110 approved March 7, 1935. The approval of this plan or permit to build on the premises of the Zoning Ordinance of the City of Miami Beach and shall not be construed as relieving or changing in any way the requirements of said Ordinance. All provisions of the Laws of the State of Florida and ordinances of the City of Miami Beach, and all rules and regulations of the Building Department of the City of Miami Beach, must be complied with whether herein mentioned or not.

Miami Beach, Florida 5 June 1967 19

Owner of Building Arthree Inc

Architect M. Grossman Engineer Sloan Engr.

Contractor C. B. L. Turchin Inc

Use	District	New Bldg.	Addition	Remodeling	Repairs	Plan

NO	STREET	PART OF LOT	LOT	BLOCK	SUBDIVISION
5401	COLLINS AVE		29,30,231 12-34		1ST OCEAN FRONT

Foundation	State Hotel Commissioner	Date	Lot Size:

FRONT	DEPTH	HEIGHT	STORIES	TYPE OF CONSTRUCTION	ROOF	BUILDING TO BE USED FOR					OTHER
						RES.	APT.	HOTEL	STORES	ADDITION	

Description of work to be done:

Temp. permit for apt bldg., 14 sty, 380 units 813,696 sq ft

I hereby submit in duplicate, all plans and specifications for said building. In consideration of the issuance to me of the building permit I hereby agree to do the proposed construction in strict conformity with the application and plans and specifications thereof heretofore by me submitted, and in compliance with all provisions of all building laws of the State of Florida, all building ordinances of the City of Miami Beach and all rules and regulations of the building department of the City of Miami Beach.

CONTRACTOR

COUNTY OF DADE
STATE OF FLORIDA SS

Before me, the undersigned authority, a notary public, duly authorized to administer oaths and take acknowledgments, personally appeared _____ to me well known, and who, being first duly sworn, upon oath deposes and says that he is the _____ of the above described building, that he has carefully read the foregoing application, and that he did sign the same, and that all facts therein by him stated are true.

Read and sworn to and subscribed before me, this _____ day of _____, 19____

_____ My Commission expires _____
NOTARY PUBLIC

The foregoing application is hereby approved this _____ day of _____, 19____

_____
BUILDING INSPECTOR

Survey _____
Final Building _____
Final Plumbing _____
Final Electric _____
A. C. _____
Remarks _____

App. 1

COND NO. _____

CITY OF MIAMI BEACH
APPLICATION FOR BUILDING PERMIT

Application is hereby made for the approval of the data and statements of the plans and specifications hereto submitted for the erection, alteration, repair, removal, demolition or conversion of the building or structure hereinafter described, in accordance with the Zoning Ordinance of the City of Miami Beach, Florida, as amended, and the Building Code of the City of Miami Beach, Florida, as amended, and in accordance with the following specifications and the plans submitted herewith, and in accordance with the laws of the State of Florida and the ordinances of the City of Miami Beach, Florida, applicable thereto. All provisions of the laws of the State of Florida and ordinances of the City of Miami Beach, and all rules and regulations of the Building Department of the City of Miami Beach, shall be complied with whether herein specified or not.

See Permit No. 78305 File
79500
See P. 78305

Miami Beach, Florida Dec 21 19 67

Owner of Building Arthrow Inc.

Architect Mel Grossman Engineer Sloan

Contractor R. L. Turchin

Use RE District 71 - 43 New Bldg. X Addition Remodeling Repair Plan

NO	STREET	PART OF LOT	LOT	BLOCK	SUBDIVISION
5401	Collins Ave	~~XXXXXXXXXX~~	29-30-31		First Ocean Front

Foundation Piling State Hotel Commissioner A 11;02 Date 12/7/67 Lot Size: 300 X 473

FRONT	DEPTH	HEIGHT	STORIES	TYPE OF CONSTRUCTION	ROOF	BUILDING TO BE USED FOR					OTHER
						RES.	APT.	HOTEL	STORES	ADDITION	
255	260	160	14	1	Conc		X				

Description of work to be done:

14 Storie Apt. Bldg. 390 Units 585 Parking

2-BR - 74--141 Bath
1-BR & D 54-108 Bath
1-BR - 110-220 Bath
EFF - 122 -135 Bath

Duplex - 26 - 52 Bath
3BR - 2 - Total 707 Bath Rooms
4-BR - 2 - 21

I hereby submit in duplicate, all plans and specifications for said building. In consideration of the issuance to me of the building permit I hereby agree to do the proposed construction in strict conformity with the application and plans and specifications thereof heretofore by me submitted, and in compliance with all provisions of all building laws of the State of Florida, all building ordinances of the City of Miami Beach and all rules and regulations of the building department of the City of Miami Beach.

COUNTY OF DADE
STATE OF FLORIDA ss

Before me, the undersigned authority, a notary public, duly authorized to administer oaths and take acknowledgments, personally appeared _____ to me well known, and who, being first duly sworn, upon oath deposes and says that he is the _____ of the above described building, that he has carefully read the foregoing application, and that he did sign the same, and that all facts therein by him stated are true.

Read and sworn to and subscribed before me, this _____ day of _____, 19____

_____ My Commision expires _____.
NOTARY PUBLIC

CONTRACTOR

The foregoing application is hereby approved this _____ day of _____, 19____

M. Z. Reuben (H.W.)
BUILDING INSPECTOR

Survey _____
Final Building _____
Final Plumbing _____
Final Electric _____
A. C. _____
Remarks _____

App. 39

ORDINANCE NO. 289

Zoning Ordinance of Miami Beach, Florida
Amended as of September 15, 1964

AN ORDINANCE TO REGULATE AND RESTRICT THE ERECTION, RECONSTRUCTION, ALTERATION, LOCATION AND USE OF BUILDINGS, STRUCTURES, LAND AND WATER, FOR TRADE, INDUSTRY, RESIDENCE, OR OTHER PURPOSES; TO REGULATE AND RESTRICT THE SIZE OF BUILDINGS AND OTHER STRUCTURES HEREAFTER ERECTED OR ALTERED, THE SIZE AND DIMENSIONS OF YARDS, COURTS AND OTHER OPEN SPACES SURROUNDING BUILDINGS; TO REGULATE AND RESTRICT BUILDING LINES AND THE PERCENTAGE OF LOT THAT MAY BE OCCUPIED, AND THE DENSITY OF POPULATION, AND FOR SAID PURPOSES TO DIVIDE THE CITY OF MIAMI BEACH INTO DISTRICTS OF SUCH NUMBER, SHAPE AND AREA AS MAY BE DEEMED BEST SUITED TO CARRY OUT THESE REGULATIONS, AND FOR EACH SUCH DISTRICT TO IMPOSE REGULATIONS AND RESTRICTIONS DESIGNATING THE KINDS OR CLASSES OF TRADES, INDUSTRIES, RESIDENCES OR OTHER PURPOSES FOR WHICH BUILDINGS OR OTHER STRUCTURES OR PREMISES MAY BE PERMITTED TO BE ERECTED, ALTERED OR USED; TO PROVIDE A METHOD FOR AMENDMENT, SUPPLEMENT, CHANGE, MODIFICATION AND REPEAL OF REGULATIONS, RESTRICTIONS AND BOUNDARIES; TO PROVIDE A METHOD OF ADMINISTRATION; TO PROVIDE A BOARD OF ADJUSTMENT AND PRESCRIBE ITS POWERS AND DUTIES, AND TO PRE-

SCRIBE PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF THIS ORDINANCE AND ALSO PROVIDE FOR ITS ENFORCEMENT.

WHEREAS, by the provisions of Chapter 9837, No. 719 Special Laws of Florida, 1923, authority is conferred upon the City of Miami Beach to establish districts or zones within its corporate limits for the purpose of regulating the use of land and buildings, the height of buildings, the size of open spaces surrounding buildings and density of population, and

WHEREAS, the City Council of the City of Miami Beach deems it necessary in order to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, to make and promulgate such regulations with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout said City in accordance with a comprehensive plan:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Miami Beach, Florida:

SECTION 1.

DEFINITIONS: For the purpose of this Ordinance, certain terms and words are herein defined. Words used in

the present tense include the future; the singular number includes the plural, and the plural the singular; the words "used for" include the meaning "designed for"; the word "structure" includes the word "building"; the word shall" is mandatory and not directory; the word "lot" includes the words "plot" and "tract".

ACCESSORY BUILDING: A subordinate building, or portion of the main building, which is located on the same lot as the main building or on an adjacent lot, the use of which building is clearly incidental to the use of the main building.

ACCESSORY USES: Uses customarily incident to the principal uses as permitted, but not including any commercial activity.

ALLEY: Any roadway, place of public way dedicated to public use and twenty (20) feet or less in width, unless otherwise officially designated as a street.

APARTMENT: A dwelling designed for occupancy otherwise than as a one-family dwelling, or a two-family dwelling. The term "Multiple Dwelling" shall be understood to include apartment houses, bungalow courts, and all other family dwellings of similar character, but not to include hotels or apartment hotels.

APARTMENT HOTEL: An apartment building, under resident supervision, which maintains an inner lobby through which all tenants must pass to gain access to the apartments and which may furnish dining room service for tenants only. (427)

BARBECUE STANDS: Any establishment serving foods where provisions are made for customers to drive across the curbs or sidewalk lines and receive service in automobiles or other similar vehicles, and/or establishments where meats are prepared outside of an enclosed building. (477)

BUILDING: Anything constructed or erected, the use of which demands a permanent location on the land; or anything attached to something having a permanent location on the land.

BULKHEAD: See Ordinance 813.

BUNGALOW COURTS: (House Courts): A "Bungalow Court" or "House Court" is a group of two or more single-family dwellings on one or more adjoining lots, having a separate outside entrance on the ground floor level for each single-family dwelling.

CABARET: The term "Cabaret" as used in this ordinance means a place of business, other than a 'night club' or 'extra-hour cabaret' located in a bona fide restaurant, or in a hotel having 100 or more guest rooms, where intoxicating liquor is sold, given away or consumed on the premises, and where entertainment is permitted or provided for guests, in a wholly enclosed, soundproofed, airconditioned room or rooms, between the hours of midnight and 1:00 o'clock A.M. on days other than Sunday, in addition to the hours during which such entertainment is otherwise permitted by ordinance. (1121)

CABARET, EXTRA-HOUR: The term "Extra-Hour Cabaret", as used in this ordinance, means a place of busi-

ness, other than a night club, located in a bona fide restaurant, or in a hotel having one hundred or more guest rooms, where intoxicating liquor is sold, given away or consumed on the premises, and where entertainment is permitted or provided for guests, in a wholly enclosed soundproofed, airconditioned room or rooms between the hours of 1:00 o'clock A.M. and 2:00 o'clock A.M. in addition to the hours during which such entertainment is otherwise permitted by ordinance. (1121)

CLUB CABARET: The term "Club Cabaret" as used in this ordinance, means a place of business, other than a night club, located in a bona fide restaurant, or in a hotel having one hundred or more guest rooms, where intoxicating liquor is sold, given away or consumed on the premises, and where entertainment is permitted or provided for guests, in a wholly enclosed soundproofed, airconditioned room or rooms between the hours of 2:00

* * *

dining rooms, restaurants, coffee shops and other places where food or beverages are served, are operated as accessory uses hereunder, such rooms or places shall be entered only from within the building in the same manner and subject to the same requirements, restrictions and conditions as hereinabove provided for service facilities in hotels with two hundred (200) or more guest rooms, and no sign, advertisement or other appearance or indication of the existence of such accessory use or uses shall be visible at any time or in any manner from any public street, avenue, walk or other public way." (1253) (1400)

SECTION 4-D.

USE REGULATIONS

'REA' Multiple Family District
(1280)

In the "REA" Multiple Family District, no building or land shall be used and no building shall hereafter be erected, constructed, reconstructed or structurally altered which is designed, arranged or intended to be used or occupied for any purpose, unless provided for, except for one or more of the following uses:

1. Any use permitted in the "RDE" Restricted Multiple Family District. (518)

2. Multiple Family Dwellings or apartments in accord with the area provisions hereinafter defined, and accessory buildings.

3. Hotels.

4. Hotels consisting of one hundred (100) or more guest rooms may contain cabarets, club cabaret and the following service facilities, to wit: Dance studios, barber shops, beauty shops, dining rooms, restaurants, coffee shops, tobacco, magazine, newspaper and drug sundry shops, and valet service facilities for guests of the hotel only, and wherein the installation or use of laundry or dry cleaning machinery or equipment shall not be permitted, and massage service facilities, automobile rental subagencies, subject to the same requirements as other

accessory use facilities enumerated in the aforementioned sections, provided that no rental cars be stored on the controlled premises or parking areas of such hotels unless there is a bonafide contract on file at such hotel automobile rental sub-agency as proof that a particular car stored is under hire in that area by a guest of the establishment, and further provided that during such normal parking the rented vehicle may not be serviced with gasoline or oil or repaired in such parking area while awaiting use by the customer, shall be located and conducted entirely within said hotel building in such manner that no sign, advertisement or other appearance or indication of the existence of such cabaret or service facility, nor any activity of whatsoever nature connected therewith shall be visible at any time or in any manner from any public street, avenue, walk or other public way and such cabaret and service facility shall not be accessible to patrons thereof directly from a public street, avenue, walk or other public thoroughfare, nor indirectly by means of any vestibule, foyer, entryway or room, unless such vestibule, foyer, entryway or room is accessible only from the main entrance and main lobby of the hotel, as such entrance or lobby has been designated on plans for the construction or alteration of said hotel building filed with and approved by the Chief Building Inspector, and the door of any emergency exit provided for such cabaret or service facility shall be identified as such exit door by words or letters on the interior thereof only, and such exit shall be kept closed at all times except for emergency use, and the door shall be so constructed, equipped and fitted that no entry into such cabaret or service facility can be

obtained by opening it from the exterior thereof; and provided further that such cabaret or service facility may be accessible to patrons thereof from a patio, yard, court or other open area adjoining the hotel building where such area is enclosed on the side or sides abutting or visible from a public street, avenue or thoroughfare by an opaque wall containing no facilities for entrance into such open area from the exterior of the wall, and any emergency exit door which may be provided in such wall shall be identified as such exit by words or letters on the interior of the exit door only, and such exit door shall not be visible from any public street, way or thoroughfare, and such exit door or doors shall be kept closed and locked at all times except in cases of emergency, and shall be so constructed and equipped that entry into said open area cannot be obtained through said exit by opening the door from the exterior thereof, and provided further that compliance with all requirements, restrictions and conditions herein provided have been certified to by the Chief Building Inspector and that said requirements, restrictions and conditions are maintained at all times; and provided further that proof to the satisfaction of the City Council of the failure by the owner, manager or person in control or custody of the cabaret or service facility or his or its agents or employees to comply with conditions as herein above set forth for the use of said premises shall be sufficient cause for the revocation by the City Council of the license or permit theretofore issued for the said cabaret or service facility or facilities; and provided further that in addition to the penalties provided for in this ordinance for the violation thereof, the

City Council may, in its own discretion, upon the conviction of any person, firm or corporation for the violation of this provision, revoke the license, or permit held by the said person firm or corporation for the cabaret or service facility herein provided for. (1400) (1411) (1518)

5. Accessory uses for tenants only, provided that where dining rooms, restaurants, coffee shops and other places where food or beverages are served, are operated as accessory uses hereunder, such rooms or places shall be entered only from within the building in the same manner and subject to the same requirements, restrictions and conditions as hereinabove provided for service facilities in hotels with one hundred (100) or more guest rooms, and no sign, advertisement or other appearance or indication of the existence of such accessory use or uses shall be visible at any time or in any manner from any public street, avenue, walk or other public way.

6. Apartment hotels—provision for exterior appearances to be the same as provided in Item No. 4 for hotels. (1280)

(R. 250)

"As to Interrogatory No. 3, the category breakdown is as follows:

Hotel Units
30 hotel rooms for single or double occupancy.
46 hotel rooms with kitchen (studios)
16 one-bedroom suites with kitchen
9 two-bedroom suites with kitchen

(This totals 101 hotel units which is one unit more than the number given in the original answer to this interrogatory).

Apartments
76 studio apartments
134-one-bedroom apartments
61 one-bedroom apartments with den
44 two-bedroom apartments (some with dens)
5 penthouse apartments.

(This totals 315 apartment units. The previous answer was 321 units. One of the units originally listed as an apartment unit was added to the transient accommodations. The other five units were in fact studios which had been combined with other apartments to make larger, more deluxe apartments.)